

167E

City of San Antonio CITY OF SAN ANTONIO DEPARTMENT OF PLANNING







Master Development Plan and P.U **APPLICATION**

Date Submitted:	Project ID Number:
Project Name: Villages of Westers Owner/Agent: Sowell Property Partners Address: 1601 Elm St. #300, Dallas, Engineer/Surveyor: M.W. Cude Eng. LLC Address: 10325 Bandera Road, SP	Phone: 214-871-3320 Fax: 214-871-1620 Tx Zip code: 7520 Phone: 210 681 2951 Fax: 210 523 7112
Existing legal Description (PUD Only): VA	
Existing zoning: NA Pro	posed zoning: NA
(1 OB Om) Emicut 1000 of the	Private □ Gated □ Attached Public □ Un-Gated □ Detached
(PUD Only) Number of lots: A divided by acreage: (PUD Only) Total open space:	eage: = Open space % c.): NA
San Antonio City Limits? ☐ Yes ☑ No	
Projected # of Phases: No Change Council District: NA School District: NIST	> Ferguson map grid: p.611/C3-4; D3-4

City of San Antonio NEW U.D.C. Master Development Plan and P.U.D. APPLICATION

(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? Name Villages of Westerrel No. 167C Is there a corresponding PUD for this site? Name NA No. 167C Plats associated with this Master Development Plan (a.k.a.POADP) or site? Name Westerrel U-3 No. 010387 under construction Name Westerrel U-4 No. 010387 under construction Name Westerel U-6 No. 030311 under review Contact Person and authorized representative: Print Name: Jaime Cornelius Signature: Print Name: Jaime Cornelius Signature: Print Name: Jaime Cornelius Signature: Phone: 314-871-3330 Fax: 314-871-1630	
Master Development Plan and P.U.D. Technical Review Name of the Master Development Plan or P.U.D. and the subdivision;	ででくれる
City assigned Plan ID number;	4 . 30
Certificate of agency or power of attorney if other than owner; NA Signature blocks for the chairperson and secretary (Planning director or assignee); NA (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;	
Two points identified by Texas Planes Coordinates; Basis of bearing used and a north point; Basis of bearing used and a north point; Basis of bearing used and anorth point;	e;
City of San Antonio August 17, 2001 Master Development Plan and P.U.D. Master Device Plan and P.U.D. Master Device Plan and P.U.D.	

Technical Review (Continued)

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

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NA		(PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
	F	Date of preparation;
		Graphic and watten scale and north arrow;
	W.	A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
	I	Total area of property;
		All existing easements or right-of-way with street names impacting the development area, their nature and width;
	Œ/	The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
NA		(PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
		(MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
NA		(PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
		The location and dimension of all proposed adjacent roadways, whether existing or proposed;
NA		(PUD ONLY) The location and dimension of all proposed or existing lots.
	QB*	The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
NA		A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
MA		The schematic of all existing and proposed streets, as well as proposed access points.
MA		The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
MA		(Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
NA		A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
	P	The location, acreage, cat pace, including greenblet and
	_	active recreation space ar City of San Antonio
	A	NEW U.D.C.
		Master Development Plan and P.U.D.
		Technical Review
		(Continued)

CITY OF SAN ANIONIO DEPARTMENT OF PLANNING

02 MAY 15 AM 8: 59

open space for	Tabulation of the number of acres in the parties the site including the following: otage of all buildings and structures	proposed development, sh	nowing the total number of lots and area of	of
(b) for non-re-	sidential uses, multi-family dwellings, and area of impervious cover.	any portion of a site loca	ted within the EARZ, the approximate	
(a) total number (b) Residentia (c) (PUD Onle (d) Total area (e) Total area	ent in tabular form which sets forth the follower of dwelling units, by development phasal density and units per acre. By) Total floor area ratio for each type of use in passive open space. In active developed recreational open space of the off-street parking and loading space.	e. se. se.		olan:
Traffic Impact	Analysis (section 35-502).	RECORD (LE	VEL III)	
NA□ (PUD Only) U	tilities plan.			
width, and nan	Location of property lines, existing easemnes of all existing or platted streets or other erty owners or subdivision from the latest of	public ways within or in		
VA □ (PUD Only) L	ots numbered as approved by the City.			
	ayout shall show where lot setbacks as requisize in acres of school sites, as applicable.	nired.		
boundary lines made and show	oundaries as indicated from deeds or others, if the proposed development is bounded whom on the site plan. Where curving boundars including the curve's radius, central angle	by a watercourse, a closing ries are used, sufficient de	ng meander traverse of that boundary shall	ll be
NA□ A stormwater i	management plan (section 35-B119)			
	he Master Development Plan / PU that the conditions listed on this a			
Certifying Repre		\wedge \wedge		
Print Name:	JAMIE CORNELIUS Vice President Signature:	John	Date: 5/7/2003	2
	questions please call Michael O. Herre REVISED August 17, 2001	era at 207-7038	02 IMY -	
August 17,2001	Page 4	4 of 4	O PN 3: 30	



ITY OF SAN ANTONIO

August 20, 2002

Mr. Mike Cude, P.E.

M.W. Cude Engineers, L.L.C. 10325 Bandera Road San Antonio, TX 78250

Re: Villages of Westcreek

POADP # 167-E

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Villages of Westcreek Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 167-E. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer:
- 1. Residential lots will not be allowed to front any of the collector streets.
- 2. Median opening on Military Drive shall have full access.
- 3. Median opening for Westcreek View shall provide westbound left-turns from northbound Grosenbachker Rd. and right-turn in/out on Westcreek View.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Cude Page 2 August 20, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services Richard De La Cruz, P.E. Senior Engineer Development Services



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING

P. O. BOX 839966 SAN ANTONIO TEXAS 78283-3966

March 26, 2001

Mr. James S. Cornelius Sowell & Co. Third Floor, Thanksgiving Tower 1601 Elm Street Dallas, TX 75201

Re:

West Creek Subdivision

Dear Mr. Cornelius:

RECEIVED
SOWELL & COMPANY

This is a follow up response since we met on March 19, 2001 in my office. Attached are the minutes of the meeting, Traffic Impact Analysis Review comments, a copy of the approved POADP for West Creek subdivisions dated February 7, 2001, and a description of the process to amend the City's Major Thoroughfare Plan (MTP). The following is our summary regarding what needs to be constructed as part of your development:

- 1 Construct Military Drive from existing location to Grosenbacher as a secondary arterial (86' right-of-way) with a bridge at Medio Creek. Marked "B" on the attached map.
- 2 Do not construct Military-Drive west of Grosenbacher as a secondary arterial. Marked "A" on the attached map. You may construct a collector street in lieu of a secondary arterial. The collector shall not be an extension of Military Drive.
- 3 Construct Grosenbacher from Potranco Road to Medio Creek as a secondary arterial.
 You will not be required to construct a bridge over Medio Creek on Grosenbacher.
 Marked "C" on the attached map.
- 4 You may plat and construct half the width of Military Drive and half the width of Grosenbacher at this time. In the future, when you develop the other side, you will be required to plat and construct the remaining half of each road.

Should you have any questions, please call Razi S. Hosseini, P.E., Assistant City Engineer at 207-8076.

Sincerely,

Thomas G. Wendorf, P.E. Director of Public Works

xc: Razi S. Hosseini, P.E. Bob Opitz, P.E.

ZML MONCIVIAS

Vilage of West Greek (Amend)
On, I notified, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #
Comments: No open span comments. No lot example la overce home são Deletern Les 35 % open spane reguleramente
Signature Title Date



City of San Antonio **Planning Department Master Development Plan Section**

REQUEST F	OR REVIEW
(Check One)	Date: <u>7/3/02</u>
✓ P.O.A.D.P.	o P.U.D. Plan
o MDP/ P.U.D. Plan (combination)	o Mixed Used District (MXD)
o Master Plan Community District (MPCD)	o Military Airport Overlay Zone (MOAZ)
o Traditional Neighborhood Development (TND)	o Manufactured Home Park Plan (MHPP)
o Plat Certification Request	o Pedestrian Plan (PP)
o Major o Minor	o Other:
y	RIN RIN
Project Name: Villages of Westcreek P.O.A.D.	P. 167-C FILE # 🕹 💐
Note: Revision to POADP 167-C	PA PA
(Plats Only): 4 copies (folded) with Request for Review form	ns (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1)) Historic Preservation
To: o Master Development Plan ✓ Major Thoroughfare o Neighborhoods o Historic o SAWS Aquifer o Storm Water Engineering o Disability Access (Sidewalks) o Other: Note: Master Plan Submittals (ONLY) 15 copies (for respective departments or agencies	o Street and Drainage o TIA o Zoning o Tree Preservation o Parks – Open Space o Fire Protection o Bexar County Public Works
City of San Antonio Planne FROM: Michael O. Herrera, Senior Planne	anning Department use or Date:
SUBJECT: The attached item has been submitted	d for your review, recommendation, and or
comment to the Planning Commission or Director	. If necessary, please circulate within your
department. Copy this review sheet as needed. M	Mark your comments here and be prepared to
review at the next schedule meeting. Your written	n comments are strongly encouraged for
documentation in the file.	

This item is tentative scheduled for _______before the (MDP) committee.

I recommend approval	I do not reco	ommend approval
On	_, I notified	, the engineer/
subdivider/agent, of the correction	ons needed to remove this object	ion. Tel #
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Signature	Title	Date



Planning Department

Master Development Plan Section CITY OF SAN AN

REQUEST FOR REVIEW

06 1932

(Check One)	Date: 6/14/02		
✓ P.O.A.D.P.	o P.U.D. Plan		
o MDP/ P.U.D. Plan (combination)	o Mixed Used District (MXD)		
o Master Plan Community District (MPCD)	o Military Airport Overlay Zone (MOAZ)		
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o Plat Certification Request	o Pedestrian Plan (PP)		
o Major o Minor	o Other:		
Project Name: Villages of Westcreek P.O.A.D.			
Note: Revision to POADP 167-C			
(Plats Only): 4 copies (folded) with Request for Review form	ns (attached) (1) Master Development,		
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To: o Master Development Plan ✓ Major Thoroughfare o Neighborhoods o Historic o SAWS Aquifer o Storm Water Engineering o Disability Access (Sidewalks) o OStreet and Drainage o TIA o Tree Preservation o Parks – Open Space o Fire Protection o Bexar County Public Works			
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City of San Antonio Pla	nning Department use		
FROM: Michael O. Herrera, Senior Planne	<u>Date:</u>		
SUBJECT: The attached item has been submitted			
comment to the Planning Commission or Director.			

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review at the next schedule meeting. Your written comments are strongly encouraged for

documentation in the file.

department. Copy this review sheet as needed. Mark your comments here and be prepared to

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I do not recommend	approval
I recommend approval	the engineer/
On, I notified, time needed to remove this objection. Tel #	
subdivider/agent, of the corrections needed to remain	
Comments: GROSSENPACHER IS ON THE MTP PAMIN OF 80° 12011. PROPOSE PLAT DO AMIN OF 80° 12011. PROPOSE PLAT DO ADDRESS THE FULL EXTENSION OF GROSSEND ALS ALIGNMENT. MILITARY DR. IS ON THE PAMIN OF 80° ROLL. POTE STEEM A MIN. OF 120° AOL AND TXDOT REMAIN. OF 120° AOL AND TXDOT REMAIN.	EQUIRING NOT ESPIRACHER HE MTP PANCO RD REQUIRING
Signature Title	<u>062702</u> Date



City of San Antonio Planning Department Master Development Plan Section

REQUEST FOR REVIEW

(Check One)	Date: <u>6/14/02</u>		
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o MDP/ P.U.D. Plan (combination)	o Mixed Used District (MXD)		
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o Plat Certification Request	o Pedestrian Plan (PP)		
o Major o Minor	o Other:		
Project Name: Villages of Westcreek P.O.A.D	.P. 167-C FILE #		
Note: Revision to POADP 167-C			
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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation		
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City of San Antonio P	lanning Department use		
FROM: Michael O. Herrera, Senior Plann	Date:		
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documentation in the file.			
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VILLAGES OF WESTCHEEL POADP 167-C

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Signature			Title	Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Check One)	Date:
☐ Master Development Plan (MDP) (Formerly POADP)	P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND)	☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request	☐ Pedestrian Plan (PP)
☐ Major ☐ Minor	☐ Other:
Project Name: 11 A S O WA	STORICK FILE #
(1) Major thoroughfare, (1) Neighborhoods, (1) Hist	3 ***
☐ Major Thoroughfare ☐ Neighborhoods ☐ Historic ☐ SAWS Aquifer ☐ Storm Water Engineering ☐ H	Street and Drainage FIA Loning Free Preservation Parks – Open Space Fire Protection Bexar County Public Works
Note: Master Plan Submittals (ONLY) 15 copies (folded respective departments or agencies) with Request for Review forms (attached) for
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I recommend approval		I do not recom	mend approval
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ubdivider/agent, of the corrections	needed to re	nove this objection	
Comments:			
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Pedestrian Plan (PP)		Te ac	lat Certification Requ
Other:			dajor 🖸 Vinor
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Signature	and the bound	Title Title	Date Male



City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Check One)	Date:
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Ameronie	FILE#_
(Plats Only): 4 copies (folded) with Request for Review forms (1) Major thoroughfare, (1) Neighborhoods, (1)	
☐ Major Thoroughfare ☐ Neighborhoods ☐ Historic ☐ SAWS Aquifer ☐ Storm Water Engineering ☐ Disability Access (Sidewalks) ☐ Other:	Street and Drainage TIA Zoning Tree Preservation Parks – Open Space Fire Protection Bexar County Public Works
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Bexar County

☐I recommend approval	I do	o not recommend approval
)n,	I notified	, the engineer/
ubdivider/agent, of the corrections		
Comments:		MA District District Only
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City of San Antonio Planning Department

Master Develo	pment	Plan	Section
REQUEST	FOR	RE	VIEW

Master Development Plan (MDP) (Formerly POADP) Master Development Plan (MDP) (Formerly POADP) Mixed Used District (MXD) Mixed Used District (MXD) Military Airport Overlay Zo Military Airport Overlay Zo Manufactured Home Park F Plat Certification Request Pedestrian Plan (PP) Major Minor Project Name: (Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation To: Mixed Used District (MXD) Military Airport Overlay Zo Manufactured Home Park F Pedestrian Plan (PP) Other: FILE # (Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation	one (MOAZ Plan (MHPF
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Major Thoroughfare Neighborhoods Zoning	02 AUG
Historic Tree Preservation	<u>8</u>
SAWS Aquifer Parks – Open Space	6
Storm Water Engineering	2
☐ Disability Access (Sidewalks) ☐ Bexar County Public Works	••
Other:	CT
	•
Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attrespective departments or agencies	ached) for
City of San Antonio Planning Department use	
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FROM: Michael O. Herrera, Senior Planner Date:	nd or
FROM: Michael O. Herrera, Senior Planner Date: SUBJECT: The attached item has been submitted for your review, recommendation, a	iid Oi
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SUBJECT: The attached item has been submitted for your review, recommendation, a	iin your
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subdivider/agent		ed to remove this objection	나 그는 집에서 나나다. 스런스 감영!
			ter Fish Community
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1 No hou	uses shall from	nt Westcreek 1	liew.
(2) Median	opening on N	Military Drive -	shall have
(3) Median	opening for	Westcreek View	J Shall
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City of San Antonio Planning Department Master Development Plan Section

REQUEST FOR REVIEW

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Master Development Plan (MDP) (Formerly POADP)	P.U.D. Plan
MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MOAZ)
Traditional Neighborhood Development (TND)	☐ Manufactured Home Park Plan (MHPP)
Plat Certification Request	☐ Pedestrian Plan (PP)
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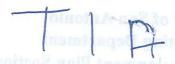
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City of San Antonio

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	Planning Department
	Master Development Plan Section
	REQUEST FOR REVIEW
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(Ch	neck One)	Date: S
	Master Development Plan (MDP) (Formerly POADP)	□ P.U.D. Plan
	MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
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	Traditional Neighborhood Development (TND)	Manufactured Home Park Plan (MHPP)
	Plat Certification Request	☐ Pedestrian Plan (PP)
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T	his item is tentative scheduled for	before the (MDP) committee.



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City of San Antonio Planning Department Master Development Plan Section

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REQUEST FOR REVIEW

(Ch	neck One)	Date:
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	MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
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	Traditional Neighborhood Development (TND)	☐ Manufactured Home Park Plan (MHPP)
	Plat Certification Request	☐ Pedestrian Plan (PP)
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	respective departments or agencies	with Request for Review forms (attached) for
	City of San Antonio Planni	ng Department use
F	ROM: Michael O. Herrera, Senior Planner	Date:
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T	his item is tentative scheduled for	before the (MDP) committee.

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City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

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	Master Development Plan (MDP) (Formerly POADF	P) P.U.D. Plan
	MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
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DISABILITY Access

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City of San Antonio Planning Department

Master Development Plan Section		
REQUEST FOR REVIEW	1	
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	Date: 0 20 02
Master Development Plan (MDP) (Formerly POADP)	P.U.D. Plan
MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MOAZ
Traditional Neighborhood Development (TND)	☐ Manufactured Home Park Plan (MHPP
☐ Plat Certification Request	☐ Pedestrian Plan (PP)
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City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

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Master Development	Plan (MDP) (Formerly POADP)	P.U.D. Plan
☐ MDP/ P.U.D. Plan (c	ombination)	☐ Mixed Used District (MXD)
☐ Master Plan Commu	☐ Military Airport Overlay Zone (MOAZ)	
☐ Traditional Neighbor	hood Development (TND)	☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Red	quest	☐ Pedestrian Plan (PP)
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Note: Master Plan Submrespective departments		with Request for Review forms (attached) for
Ci	ty of San Antonio Planni	ng Department use
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SUBJECT: The attache	ed item has been submitted for	your review, recommendation, and or
comment to the Planning	g Commission or Director. If	necessary, please circulate within your
department. Copy this	review sheet as needed. Mark	your comments here and be prepared to
review at the next sched	ule meeting. Your written com	nments are strongly encouraged for
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This item is tentative sch	neduled for	before the (MDP) committee.
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City of San Antonio-Planning Department

> Manicipal Plaza Bulding 114 W. Commorce

Mailing address: P. O. Box 839966

San Autonio, 7% 78283-3966



Pages sent including fax cover:



If you do not receive all pages, please call 207-7873

Please deliver to:

Name: JONATHON VARGAS

Title:

Organization: M. W. CU DE

Phone:

Fax: 523 - 7/12

From:

Name: Michelle Gonzalez

Title: Secretary ?

Division: Planning Department

Phone: 207-7873

Fax: 207-7897

City of San Antonio Planning Department

Municipal Plaza Building 114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, 7X 78283-3966



Pages sent including fax cover:



If you do not receive all pages, please call 207-7873

Please deliver to:	From:
Name: JONATHON VARGAS	Name: Michelle Gonzalez
Title.	Title: Secretary ?
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VILLAGES OF WEST CREEK (BEXAR LAENTY)

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Villages of WEST CREEK (DISABILITY ACCESS)

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Signature	Title	Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

VILLAGES OF WESTCREEK (MAGOR THOR.)

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A Da	Planer	052402
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Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

VILLAGES OF WESTCREEK

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City of San Antonio

CITY OF SAN ANTONIO Interdepartmental Correspondence Sheet DEPARTMENT OF PLANNING

02 MAY 22 PM 2: 58

TO:

Michael O. Herrera, Planner II, Planning Department

FROM:

Nathaniel Hardy, P.E., Storm Water Engineer

COPIES TO:

File

SUBJECT:

Villages of Westcreek - Amendments

LEON CREEK WATERSHED

Date: May 21, 2002

Storm Water Engineering has reviewed the above referenced project and does not recommend approval. (The MDP was received by the Planning Department-No Date Stamp-and forwarded to Storm Water Engineering on May 16, 2002):

The following comments have been made at this time:

The POADP, as submitted, does not clearly show what revisions have been made to the plan. From another meeting, I know that Cude Engineers is revising the plan area by placing a NISD school site at Grossenbacher and Potranco (Grossenbacher not written on the POADP). This POADP must be modified in such a way that it is clear what is being revised. The name of the engineers, present owner, and a list of reasons (possibly clouded to make it stand out), need to be added to the plan to enable the reviewers to know what we are looking at. The plan should be submitted and reviewed after the requested information is shown on the plan.

Lastly, is the original developer submitting this revision the original developer of record? If not, can someone other then the original developer re-submit an approved POADP? Does it then become a new POADP/or an MDP?

NOTE: Sec. 35-2075 (I), (of the "old" code), has not been satisfied. A 100-year floodplain is shown but it is not like the record FEMA FIRM. Also, all floodplains serving a watershed in excess of 100 acres do not appear to be shown. Milliann S Harry

Nathaniel Hardy, P.E.

Storm Water Engineer



PARK PROJECT SERVICES DIVISION

WWW.CI.SAT.TX.US/SAPAR FAX NUMBER (210) 207-2720

FACSIMILE COVER SHEET
TO: Planning - July Mc Donald
Michael Herera
TOTAL NO. OF PAGES INCLUDING COVER.
PHCINE NUMBER: SENDER'S REFERENCE NUMBER:
1. 1/ge of West week Amend
☐ URGENT
NOTES/COMMENTS:

PARK PROJECT SERVICES DIVISION
CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT
506 DOLOROSA P.O. BOX 839966

Michelle Gonzalez

From:

Sent:

John McDonald Thursday, June 06, 2002 3:25 PM Michelle Gonzalez MDP review

To: Subject:

I believe Village of Westcreek - Amendment is pre UDC and therefore not reviewable by me.

John McDonald Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886



CIVIL ENGINEERS & SURVEYORS CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

02 JUN 14 PM 3:38 LETTER OF TRANSMITTAL Ernest Brown TO DATE Major Throughfare **COMPANY FROM** Jonathan Vargas 3rd Floor Main Plaza Bldg **ADDRESS** 171522 JOB NO. San Antonio, Tx 104 TASK NO. Villages of Westcreek - Revised P.O.A.D.P. RE **COPIES SHEETS** DATE DESCRIPTION 2 1 6/14/2002 Revised Villages of Westcreek P.O.A.D.P. #167-C 1 2 6/14/2002 Request for Review 1 1 3/14/2002 Correspondence to Bob Opitz, P.E. 1 1 3/26/2001 Letter from Thomas Wendorf, P.E.

PER YOUR REQUEST
PER REQUEST OF
DED OUD DIJONE CONVEY

☐ FOR YOUR INFORMATION / USE ☐ FOR REVIEW / COMMENT

PER OUR PHONE CONVERSATION

FOR YOUR APPROVAL / SIGNATURE

PLEASE CALL TO DISCUSS

PLEASE PROCESS FOR PAYMENT

REMARKS

Mr. Brown, please note that all the appropiate revisions (such as the addition of Street Names and there respective R.O.W.'s) have been made to Villages of Westcreek P.O.A.D.P. Attached is also two letters of correspondence between the developer and Public Works concerning the Offset and 60' R.O.W. issue (Westcreek View). Please accept the revised P.O.A.D.P. for approval. If you have further questions or comments please contact me at your earliest convienence. If not, please submit your approval to Master Planning. Thank You.

SIGNATURE

RECEIVED BY

DATE



CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO	r	Nathan	iel Hardy, P.	E	DATE	6/14/02
CO	MPANY	Stormy	Stormwater Engineering			Jonathan Vargas
AD	DRESS	7th Floor Main Plaza Bldg		JOB NO.	171522	
		San An	tonio, Tx		TASK NO.	104
RE		Village	s of Westcre	ek - Revised P.O.A.	.D.P.	
	COPIES	SHEETS	DATE		DESCRIPTIO	N
	2	1	6/14/2002	Revised Villages of	Westcreek P.O.A.	D.P. #167-C
	1	2	6/14/2002	Request for Review	93	STORM WATER ENGINEERING
	1	1	3/14/2002	Correspondence to I	Bob Opitz	JUN 17 1000
	1	1	3/26/2001	Letter from Thomas	Wendorf, P.E.	RECEIVED
	PER PER			VP-8	FOR REVIE FOR YOUR	INFORMATION / USE CW / COMMENT APPROVAL / SIGNATURE COCESS FOR PAYMENT

REMARKS

Mr. Hardy, please note that all the appropiate revisions as noted by your comments (such as the addition of a revision box and the owner/engineering info) have been made to Villages of Westcreek P.O.A.D.P. The correct F.I.R.M. No. has been added on the Revised portion of the P.O.A.D.P. Attached is also two letters of correspondence between the developer and Public Works concerning the Offset and 60' R.O.W. issue (Westcreek View). Please accept the revised P.O.A.D.P. for approval. If you have further questions or comments please contact me at your earliest convienence. If not, please submit your approval to Master Planning. Thank You.

SIGNATURE

RECEIVED BY

If enclosures are not as noted, please notify us at once.

10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 681-2951 INFO@MWCUDE.COM WWW.MWCUDE.COM FAX: (210) 523-7112



CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

~~		Michelle	-		DAZEE	5/16/2002		
TO					DATE		Harris Stanton	-
COM	IPANY	Planning		Part -	FROM	Sandi Vicars		-
ADD	RESS	114 W.	Commerce,	4 th Floor	JOB NO.	171522		_
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SĬĠŊ	Jon NATURE	ndi_			RECEIVED BY			DATE

If enclosures are not as noted, please notify us at once.

INFO@MWCUDE.COM WWW.MWCUDE.COM FAX: (210) 523-7112



CIVIL ENGINEERS & SURVEYORS

02 AUG 15 PM 4: 13

LETTER OF TRANSMITTAL

	MPANY DRESS	S 3 rd Floor Main Plaza Bldg San Antonio, Tx Villages of Westcreek 167-C P.C ES SHEETS DATE			DATE FROM JOB NO.	8/15/02/D DEVELOPMENT Jonathan Vargas 171522
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	PER PER				FOR REVI	R INFORMATION / USE EW / COMMENT R APPROVAL / SIGNATURE ROCESS FOR PAYMENT

REMARKS

Mike, attached are the eight copies that you requested. If there is anything else we can do to help expidite the release of the Letter of Certification and the P.O.A.D.P. approval letter, please let me know. Thank You.

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS CITY OF THE PROPERTY OF THE PROPERTY

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

02 MAY 15 AM 8: 59

LETTER OF TRANSMITTAL

ТО				DATE	5/9/2002	
COMPANY	Plannin	Anning Dept. FROM Sandi Vicars 14 W. Commerce, 4 th Floor An Antonio, Tx TASK NO. TASK NO. TASK NO. TASK NO. Proposed Revision marked in red on approved POADP Revised POADP with revision as marked in red on approved POADP Application Check in the amount of \$268.00 for amending fees. REQUEST UEST OF PHONE CONVERSATION CALL TO DISCUSS FOR YOUR INFORMATION / USE FOR YOUR APPROVAL / SIGNATURE PLEASE PROCESS FOR PAYMENT told working through Michelle that this can be staff approval after she visited with your further information you are in need of, please let me know.				
ADDRESS	PANY Planning Dept. RESS 114 W. Commerce, 4 th Floor JOB NO. 171522 San Antonio, Tx TASK NO. 1 Villages of Westcreek, POADP No. 167C, OPIES SHEETS DATE DESCRIPTION 1 1 Proposed Revision marked in red on approved POADP 1 8 POADP with revision as marked in red on approved POADP 1 4 Application 1 1 Check in the amount of \$268.00 for amending fees. PER YOUR REQUEST FOR REVIEW / COMMENT PER REQUEST FOR YOUR INFORMATION / USE PER REQUEST FOR YOUR APPROVAL / SIGNATURE PLEASE CALL TO DISCUSS PLEASE PROCESS FOR PAYMENT ARKS I have been told working through Michelle that this can be staff approval after she visited with you fif there is any further information you are in need of, please let me know.					
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SIGNATURE				RECEIVED BY		DATE

If enclosures are not as noted, please notify us at once.

10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 681-2951

INFO@MWCUDE.COM WWW.MWCUDE.COM FAX: (210) 523-7112

SOWELL PROP PARTNERS-WESTCREEK COMPASS BANK

1601 Elm Street, Suite 300 Dallas, TX 75201-7254

Ph: 214-871-3320 Fax: 214-871-6620

(972) 238-8600 Dallas, Texas (746)

CHECK NO.

005178

Two Hundred Sixty Eight & 00/100 Dollars

PAY TO THE ORDER OF:

DATE

AMOUNT

05/03/2002

******268.00

City of San Antonio

AUTHORIZED SIGNATURE

#005178# #111907445# 74370322#

Details on back.



M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS DEPARTMENT OF PLANNING

02 JUN 14 PM 3:40

March 14, 2002

Mr. Robert Opitz, PE Chief Engineer City of San Antonio Development Services 114 W. Commerce San Antonio, Texas 78205

Re: Villages of Westcreek Unit 4

Dear Mr. Opitz,

This letter is in reference to the extension of Military Drive West within the Westcreek development near the intersection of Potranco Road and Tally Road. The subdivision plat for the Villages of Westcreek Unit 4 included an extension of Military Drive West as a secondary arterial (86' R.O.W.) to its intersection with Grosenbacher Road. However, during the plat approval process, it was agreed by the City of San Antonio and verified by a letter from Mr. Thomas Wendorf, PE to Mr. James Cornelius - dated March 26, 2001 - that the further extension of Military Drive West would only continue towards Tally Road as a collector street. Also specified in the agreement was a centerline offset of 175 ft. from the secondary arterial intersection with Grosenbacher Road to the future collector intersection.

The letter from Mr. Wendorf did not specify the right-of-way width for the future collector street. Mr. Cornelius and I telephoned you this week to clarify this issue. Thank you for discussing this, and based upon our discussion please accept this letter as verification that the collector street extension of Military Drive West will be a 60' right-of-way per the requirements of the former City of San Antonio Unified Development Code.

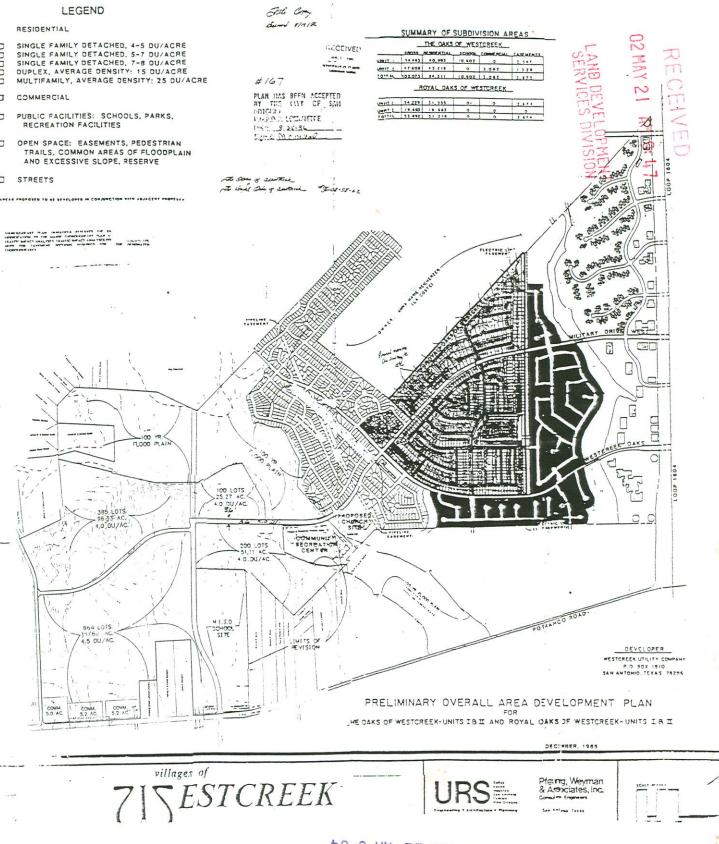
Should you have any questions regarding this issue, please call me at your convenience at 681-2951. I appreciate your promptness in resolving this matter.

Sincerely

Michael W. Cude, PE

MWC/iic

Mr. James Cornelius, Crescent Realty Investments Cc:



OLITY OF SAN ANTONIO OR MAY 25 AM S: 04

5/16/2002	6/7/2002	N	5/16/2002	5/22/2002	N	5/16/2002	5/23/2002	N

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